

**TIVERTON PLANNING BOARD
MINUTES OF SPECIAL MEETING
August 19, 2014**

Chairman Stephen Hughes called the special meeting of the Tiverton Planning Board to order at 7:13 P.M. at the Tiverton High School Auditorium, 100 North Brayton Road. Members present were: Vice Chairman Stuart Hardy, Patricia Cote, Rosemary Eva, Susan Gill, Carol Guimond, Edward Campbell, Peter Corr and David Saurette.

Also in attendance were: the Planning Board's Clerk and Administrative Officer Kate Michaud, Director of Public Works Stephen Berlucchi, the Planning Board's consulting engineer Deirdre Paiva of Commonwealth Engineers and Consultants and the Planning Board's Solicitor, Peter Ruggiero, Esq. and his associate David Petrarca, Esq. court stenographer/reporter Karen Ceseretti was present and seated in the audience.

1. Carpionato Group, LLC, Applicant – 1414 Atwood Avenue – Johnston, RI 02919 – Master Plan Review – Public Informational Meeting – Major Land Development – Request for Zoning Ordinance & Map Amendment – Request for Amendment to the Comprehensive Community Plan – Recommendation to the Town Council – S/S Souza Road, N/S Route 24, E/S Main Road – R-40 Zoning District – Plat 110 / Lot 102 (Vacant), Plat 301 / Lot 220 (Vacant), Plat 301 / Lot 221 (1148 Main Road) – Tiverton Crossings – Mixed-Use Major Land Development – Phased – (Retail / Office / Residential / Hotel / Restaurant) – Time Clock = 120 Days from Certificate – Presentation by the applicant; review by the Planning Board; input from the public; and possible action Joseph Pierik and Kelly Coates of Carpionato Group, LLC were present on behalf of the applicant. Also present on behalf of the applicant were attorneys Thomas Moses and Kerin Browning of Moses, Afonso and Ryan, engineers David Taglianetti and Robert Clinton of VHB and planner Joseph Lombardo. Planning Board member and property owner/abutter Peter Corr recused himself from this petition and left the table.

The Chairman stated that thirty-six (36) abutter notices had been mailed out, with three (3) returned as undeliverable or unclaimed. He stated that the meeting would begin with a presentation by the applicant, and that the Planning Board would leave the stage and sit with the audience during the presentation in order to see the screen. (Note: a .pdf of the PowerPoint presentation was available, and posted on the Town's website at www.tiverton.ri.gov after the meeting.)

Mr. Moses began the presentation, noting that the applicant had met several times with the Town in preparation of this Master Plan application (see: Pre-application / Informal Concept Plan review). He stated that the draft zoning amendments and draft amendments to the Comprehensive Community Plan had been crafted based on discussions at those previous meetings. Mr. Pierik stated that the Carpionato Group possesses the intellectual capital and financial resources to create a highly successful development that will add a tremendous amount of value to the Town. He stated that this project was not designed to be a shopping mall, but a mixed-use development located as to be a gateway to the Town. Mr. Pierik also stated that the development would contain restaurant, retail, office and residential space in order to create synergy, to create a place "where people can live, work, shop and play". He stated that visitors would be able to spend time in an attractive place where they could feel safe and secure. Mr. Pierik added that programmed public events would be incorporated into the plan. He concluded by stating that he was excited about the project.

Mr. Coates reviewed the proposed uses, which included a hotel and conference center, restaurants, retail, rental apartments, labs and offices and underground and surface parking. He stated that he was confident that the project could attract and host major office users by taking advantage of the proximity to Massachusetts and the views up and down the Bay. He also opined that the office tenants could walk to the restaurants. Mr. Coates described the site plan, which included a hotel and conference center at one grade (adjacent to Main Road) and the rest of the project at a higher grade to the east. Mr. Coates noted that there might be questions regarding the scale of the project. He opined that the project would be a tax and job generator. He opined that South County Commons (located in South Kingstown) was too small and lacked the office component. He stated that the

proposed Tiverton Crossings would attract national tenants due to its size. Mr. Coates estimated construction costs at \$80-\$100 million, which would create three hundred and fifty (350) construction jobs and one thousand five hundred (1,500) permanent full and part time jobs. He stated that a revised economic impact analysis had been submitted that day, which did not address the economic multipliers for the project. Mr. Coates stated that Carpiionato Group would work to include Tiverton and minority contractors. He also opined that this development would spur redevelopment along the Main Road corridor.

Mr. Coates stated that this project would engage in “place making” and that they would produce architectural elevations that would be acceptable to the community. He stated that the green / gazebo area could be programmed to include farmers markets, art shows and other events.

Mr. Coates reviewed his “Team of Excellence”, noting that Carpiionato Group is a RI based company with a proven track record. He reviewed the tenants at Chapel View in Cranston, including Citizens Bank which employs 2,100 people. He encouraged people to visit Chapel View to view the execution and the effort put into that development. Mr. Coates added that he would like to replicate the Chapel Grille in this development. He stated that they were not looking to compete with any Tiverton businesses, but that the commercial component was a needed piece of the project and would reduce the tax burden on residential taxpayers. Mr. Coates noted that the Carpiionato Group was also proposing a project in Providence on the former Route 195 land and a 1.2 million square foot mixed-use project in Avon, CT.

Mr. Coates stated that walkability would be a key to the success of the project. He stated that the project would contain a series of fountains and a roundabout. He stated that the Carpiionato Group had worked with the Planning Board to reduce parking and to utilized shared parking. He stated that there would be no subsidized or affordable housing provided, and that that tenants would be empty nesters and young professionals.

Mr. Coates reviewed the accesses, which would be via Route 24 at Main Road and at Fish Road to Souza Road. He stated that infrastructure improvements were proposed and deferred to his engineer. Mr. Taglianetti introduced himself, stating that he had been with VHB for 28 years and had designed several projects with the Carpiionato Group. He stated that there were three parts to the Tiverton Crossings plan: 1.) Site Layout, 2.) Utility Design, and 3.) Grading and Stormwater Management.

Mr. Taglianetti stated that the visual impact to abutters and roads would be minimized. He noted that a wetlands complex located at the northwest end of the site (near the intersection of Main Road and Souza Road) is regulated by RIDEM (Rhode Island Department of Environmental Management) and would be left as-is. He stated that he understood the historical significance of the Main Road corridor (Osborn-Bennett Historic District) and that the structures would be located almost four hundred (400) feet from Main Road with a landscape buffer and stone walls. Mr. Taglianetti stated that there would be a decorative stone wall and landscaping as a visual buffer along Souza Road, as a barrier to the parking and stormwater areas. He stated that there would be approximately 75 to 100 feet between the edge of pavement of Route 24 and the development. He stated that there would be the existing vegetative buffer plus a twenty-five (25) foot landscape buffer of evergreen trees to shield parking and loading areas. Mr. Taglianetti stated that all a person would see from Route 24 would be peaks and gables of buildings. He stated that on the Fish Road side, the development would be located behind the Viti auto dealership and another large wetlands complex.

Mr. Taglianetti reviewed the utilities. He stated that he had met with the ad-hoc TRC (Technical Review Committee) to discuss water, sewer, stormwater and traffic. (See TRC notes from July 18, 2014 and that the plans would get much more detailed at the Preliminary Plan stage. Mr. Taglianetti stated that the water system had been designed to connect to the existing sixteen (16) inch line in Fish Road (owned and controlled by the North Tiverton Fire District) and the existing eight (8) inch line in Main Road (owned and controlled by the Stone Bridge Fire District). A twelve (12) inch line would be run down Souza Road, with an eight (8) inch line from Main Road and an interconnection on site. He stated that the system was proposed to provide redundancy and to provide for better fire protection.

Mr. Taglianetti also stated that a gravity sewage collection system was proposed, with two (2) onsite private pumping stations. An onsite manhole would discharge to an existing manhole on Souza Road. He stated that initial comments from Wastewater Management indicated that capacity is available. 95,000 gallons per day was the estimated usage.

Mr. Taglianetti reviewed stormwater management, which was designed to mitigate peak runoff rates. He stated that peak rates would be reduced. He added that the stormwater management plan would require review by the Board's consulting engineers, Commonwealth Engineers and Consultants, RIDEM and RIDOT. He stated that the State agencies would not allow for an increased peak rate of runoff. He added that there had been some preliminary discussion regarding the use of pervious pavement and that Best Management Practices (BMPs) such as rain gardens and swales would be utilized. Mr. Taglianetti noted that there were two distinct grades to the project – with the Main Road side being about sixty (60) feet lower than the rest of the site.

Mr. Clinton reviewed the proposed traffic improvements. He stated that the traffic study included full buildout of the development and the nearby Industrial Park. He stated that the existing roadway network would need improvement, and that the applicant would work with RIDOT and the Town to come up with a mitigation plan. Mr. Clinton described the intersections needing improvements, including Route 24 at Main Road (signal proposed), Route 24 at Fish Road, Main Road at the site entrance (signals proposed) and Souza Road at Main Road and at Fish Road. Mr. Clinton stated that the infrastructure for signals could be installed at either end of Souza Road and they could be monitored to see if the warrants for a signal were met. He noted that some road widening would also be required.

Mr. Coates opined that the project addressed the major concerns of the community. Mr. Lombardo stated that he is a land use planning consultant who had worked with a previous Tiverton Economic Development Commission. He stated that a report had previously been submitted by consultant Kelly Morris regarding consistency with the Town's Comprehensive Community Plan. He reviewed the bullet points within the report. Mr. Lombardo noted that the area was designated in the Comprehensive Community Plan as medium density residential and it was also designated as a gateway and Town Center study area. Mr. Lombardo reviewed his major points, which included:

- The project meets the goals and objectives of the Economic Development element of the Comprehensive Community Plan,
- Access is a vital key to the development,
- This project represents a unique opportunity in RI,
- The property is well suited for a mixed-use development,
- There is public infrastructure available with capacity, and
- The project would be a job generator.

Mr. Lombardo stated that his Fiscal Impact Study had examined an estimate of revenues and expenses for the project. He estimated that the gross tax revenue would be approximately \$3 million, with approximately \$1.3 million in expenses to the Town, for a net tax revenue of approximately \$1.6 million.

Mr. Lombardo reviewed his methodology, noting that it was assumed that all of the residential units would contain two (2) bedrooms. He estimated that there would be eight (8) school-aged children. For the commercial part of the development, he assumed that 30% of the gross revenue would be used to provide additional services. With this, the applicant's presentation was concluded.

The Planning Board returned to their table and the Chairman invited questions or comments from the audience. Bruce Hathaway, 43 Lewis Street, expressed concern regarding traffic. He noted that it was stated that there would be 1,500 employees, 370 residents, plus hotel guests and shoppers traveling to and from the site. He asked the applicant to address the change in traffic from the current conditions. Mr. Clinton stated that a daily and peak hour traffic had been projected, and that a growth rate had been factored in. He estimated that morning peak hour traffic at 400 trips into the site and 285 trips out of the site. He stated that this did not factor in pass-by traffic. Mr. Clinton stated that the traffic report included numbers for the weekday AM and PM peak hour

and the Saturday mid-day peak. He stated that mitigation would need to address the worst case scenario. The Chairman stated that the traffic report had been posted on the Town's website. Mr. Clinton stated that mitigation would be to a level of service (LOS) "C" or better. Peak traffic was discussed. Mr. Hathaway expressed his concern regarding school bus traffic, noting that there were bus stops located on Main Road in the vicinity of the proposed entrance.

Virginia Gouveia, 7 John Street (corner of John Street and Main Road) noted that there is already difficulty in turning left onto John Street from Main Road. She expressed concern regarding truck traffic. Mr. Coates stated that the entrance on Main Road would be signalized, and that while the ends of Souza Road wouldn't meet warrants for signals right away, they could be signalized in the future. He stated that these signals would create gaps in traffic to allow for turns.

Carol Herrmann, 1106 Main Road, read prepared remarks aloud. She stated that the size and scale of the project was too massive and would attract too much traffic. She opined that traffic signals would create gridlock, especially in the afternoon hours. Ms. Herrmann stated that she would focus on Phases I and II, as later phases often do not materialize. She noted that Phase I contained a 100,000 square foot "big box" and Phase II would be a strip mall. She read aloud Policy 2A in the Economic Development element of the Comprehensive Community Plan: "Support and promote new retail commercial developments which primarily serve local needs and reflect and/or compliment the unique character of Tiverton." She opined that the big box stores were not designed to serve local needs, but were designed to draw from out of the area.

Ms. Herrmann suggested that the proposed tenants would not reflect Tiverton's character and reviewed the chain retailers located in other Carpionato Group developments. She stated that the developments were not unique, and that the tax benefits of big box retail stores are negated by the need for services and the loss of local businesses. She stated that an increase in crime, fire and rescue calls would be costly. Ms. Herrmann asked the Board to commission an independent fiscal impact analysis, referring to Policy 4 of the Economic Development element of the Comprehensive Community Plan: "Require fiscal impact analysis of commercial, industrial and mixed use developments to determine the impact on the town's tax revenue versus cost of services."

Ms. Herrmann opined that the big box development would eliminate more jobs than it creates. She noted that local retailers put more money back into communities than large chains. She opined that there is a plague of overbuilt retail, dead malls and empty big box retail space. Ms. Herrmann concluded by stating that the area from Route 24 to Souza Road is currently purely residential, and that noise, pollution and traffic would result in a plummeting quality of life. She requested the Board to represent the priorities contained within the Comprehensive Community Plan.

Barbara Pelletier, 104 Bonniefield Drive, stated that she had attended a Discover Newport meeting that day, and that many other communities in the group take advantage of hotel bed taxes. She opined that this tax alone would generate significant revenue for the Town. She noted that West Main Road and East Main Road in Middletown generate tax dollars for that community. Ms. Pelletier noted that the Town's only tax base is residential and that a hotel could take advantage of visitors to Sakonnet Vineyards [in Little Compton] and Battleship Cove [in Fall River]. She opined that this would be a great thing.

Susan Benesch, 219 Brackett Avenue, stated that she had purchased property in Tiverton because it is a small, bucolic community. She noted that there is already a farmers market at Sandywoods Farms, and that there are art shows at Tiverton Four Corners. She asked what would happen to the smallness of our community. She also noted that the applicant wants to change the Comprehensive Community Plan. Ms. Benesch asked how strangers can know what is best for our community. She opined that a 100,000 square foot building was not needed, noting that big box stores had been "voted out" years ago. She opined that Tiverton does not need to be like West Main or East Main Roads (in Middletown), and that the Harbor Mall and Shaw's in Fall River are vacant.

Ms. Benesch asked how 8 children could be predicted for the residential portion of the project. She noted that the Town is mandated to provide affordable housing. Ms. Benesch requested the Board not to permit this development.

H.C. Osborn, 1168 Main Road, stated that he had been reading in the Wall Street Journal about anchor stores, which were downsizing and moving out of retail developments. He stated that malls are closing and that new malls are not being built. Mr. Osborn stated that internet businesses have taken over boutique sales. He asked who would be the anchor tenant and noted that anchors seem to be a dying breed. Mr. Osborn also asked if Main Road would be widened on his side (the east side) and if anyone thought that increased tax revenue would result in taxes going down.

Howard Benesch, 219 Brackett Avenue, noted that there are office condominiums in Portsmouth, at King's Grant. He stated that the additional office space in the development had not been built due to the economy, noting that the developer had amended the plan to include a coffee shop and retail stores. He stated that a "big ugly barn" had been constructed and a second one was under construction. He asked how he could be assured that what is being proposed is what would be built. Mr. Benesch asked why the development couldn't be located on the other side of Route 24, where property values wouldn't be affected and animals wouldn't be displaced. He suggested that the developer should rethink the location of the project. He also suggested that a smaller project would be better, as he failed to see the demand for big box retail.

Edward Haddad, 11 Watermark Drive, stated that he was a former Economic Development Commission member and a resident at the Villages on Mount Hope Bay. He expressed concern that the project wouldn't happen. He noted that north Main Road was in need of revitalization and that this project could be a catalyst. Mr. Haddad stated that Tiverton has a reputation for being anti-business, and that the Town was lucky to have this team with a track record of successes proposing a project. He added that the Town needs the tax money, and that he whole heartedly supported the project.

Constance Fleckenstein, 58 Cottage Avenue, stated that the Town already has Sandywoods Farm and Tiverton Four Corners, a beautiful library, playgrounds and beaches. She stated that the Town needs more low income housing. She noted that the Town has a very low crime rate, but that the proposed project would require more police and fire personnel. Ms. Fleckenstein stated that she liked things as they were and that people can shop in Fall River. She noted that persons employed in the development would be at minimum wage. She added that she did not want to see wildlife displaced and that the Town does not need a hotel.

Ronald Cline, 260 Souza Road, expressed concern regarding the restaurant proposed across the street from his home. He stated that he was concerned with noise, odor and trash, and he noted that no one had asked him what he thought about the development. He expressed concern regarding the mechanical noise (fans) and asked what the operating hours would be. Mr. Cline stated that he was concerned with being able to sleep at night.

Wayne Karzenski, 355 Winnisimet Drive, opined that the retail was out of proportion for the Town, with too much proposed. He stated that Aquidneck Island had commissioned a study on tax revenue returns and that retail did not fare well. He opined that the cost of services would outweigh the revenue. He stated that the Comprehensive Community Plan spells out what type of development should occur within the Town.

Keith Ridge, 1119 Main Road, stated that he did not believe that half of the project would ever be built. He asked if anyone had considered the number of liquor licenses proposed. He expressed concern regarding people drinking and driving and the impacts on police and fire services. He also noted that water is a precious commodity, and that if built to capacity this project would be a high water user. Mr. Ridge asked if the Town should be using its water resources for an out of Town user. Mr. Ridge also expressed concern regarding the proposed widening of Main Road at Route 24 and he opined that the intersection of Souza Road and Main Road would be blighted by traffic. He asked if the Town would consider the negative impact on neighboring dwellings. Mr. Ridge also predicted that the neighboring homes would eventually convert to commercial uses.

Michael Burke, 667 Durfee Road, stated that he was not convinced that the proposed development would be a smart commercial development. He noted that Chapel View is very nice and fits into the neighborhood in which it is located, but that he hasn't heard a lot about the proposed Tiverton Crossings integrating into the Tiverton community. He asked if local businesses had been surveyed or if there was an anticipated revenue loss to local businesses. Mr. Burke stated that it was unclear how the development would complement the character of Tiverton.

Mr. Burke stated that the traffic presentation was confusing and difficult to follow. He asked if the sewer usage would affect the potential for sewerage other areas of Town. He also stated that he would like to hear about the long term successes of the Carpiionato Group. He wanted to know at what point Carpiionato Group had pulled out of other projects. Mr. Burke asked how the planned special events would impact existing events in Town or how they would integrate with existing events. He asked about noise impacts and traffic impacts. Mr. Burke noted that light pollution had not been addressed. He asked if this type of development would be proposed in Hope Valley. Mr. Burke concluded by stating that he did not want to see North Tiverton become like Middletown.

Cecil Leonard, 500 Puncateest Neck Road, stressed that the Town should be careful about what businesses are brought into Town. He noted that the applicant had tried very hard to say that the proposed development was not a mall, but that it looked like a mall to him. He noted that malls are not doing well and that stores like Walmart are building smaller format stores. Mr. Leonard noted that internet sales were affecting business and that the trends were well documented. Mr. Leonard stated that the traffic on Route 24 was currently traveling through Tiverton, not to Tiverton.

Mr. Leonard suggested that the Board should look carefully at the primary source for water; to be sure that the supply would be available. He asked where the residents and customers of the development would come from. He noted that there are 15,000 residents in Tiverton and that high end customers won't come from the Fall River / New Bedford area. Mr. Leonard asked if the Carpiionato Group would stay and run the development or build it and sell it.

Susan Anderson, 1137 Main Road, stated that her comments would deal with the Comprehensive Community Plan, which had been created through many years of volunteer service. Ms. Anderson read from the text, starting with Goal #3 in Section 3.2 – General Planning Goals: “Preserve and protect the intimate scale and character of the town as qualities that provide a connection between the citizens and the businesses and government that serve them.” She also read Policy #2 in the Natural and Cultural Resources Element (Element 4): “Identify and develop an awareness and appreciation of elements of the rural character, such as farms, barns, open fields, stone walls, mature trees, tree rows, and treed neighborhoods.” Ms. Anderson stressed the need to preserve the Town's historic and scenic character.

Ms. Anderson read aloud from an email from Richard Greenwood, Deputy Director of the RI Historical and Preservation Commission. (See the file for a full text of the email.) She stated that Mr. Greenwood's opinion was that the Osborn-Bennett Historic District would be ruined by removing one of the historic homes (1148 Main Road) and the remaining homes would no longer be contiguous. Ms. Anderson stated that the proposed development was incompatible with the Town's Comprehensive Community Plan and that the impacts on the Town's historic character could not be mitigated. She added that there was not much open space in North Tiverton, and that residents of North Tiverton enjoy looking at the trees on the property.

Ms. Anderson referred to the Fiscal Impact Analysis, stating that an independent evaluation should be performed. She noted that a study had been performed for the Town 10 years ago (see: the Tischler Bise Report), which stated that a similar, but smaller, development would require three (3) additional police officers, an additional rescue vehicle, five (5) additional fire fighters, a ladder truck (current cost = \$1.3 million) plus an additional fire fighter and an addition to the fire station to house the ladder truck, and additional DPW truck for plowing and maintenance and an additional maintenance worker. Ms. Anderson estimated that since the Tiverton Crossings plan was larger, six (6) additional police officers would be needed.

Ms. Anderson noted that the Villages on Mount Hope Bay approved plan included a hotel and mixed-use retail, but that it had never been built because Starwood indicated that it was not economically feasible. She opined that development of the proposed project would lead to more empty spaces on Main Road.

Ann Dupre, 4230 Main Road, stated that she and her husband owned and operate two businesses in Town. She asked why everyone presumes that adding retail will expand the tax base. She stated that Tiverton is not Warwick and does not want to be. She noted that the applicant's projected tax revenue was based on full capacity of the shops and hotel. She suggested that the Town should cultivate what it has to work with, including the Stone Bridge area. She gave Clearwater, FL as an example. Ms. Dupre suggested that the quiet community should be maintained by bringing in more residential development. She opined that more residents and more houses would alleviate the tax burden.

At this time (9:36 PM) the Chairman called for a recess in consideration of the stenographer. The session resumed at 9:43 PM.

The Chairman read aloud a letter submitted by abutter Patricia Heywood, 21 Souza Road (see file for copy). Ms. Heywood had expressed concern regarding stormwater runoff and potential impacts on her property.

Town Councilman Jay Lambert, 85 Sunset View Drive, observed that there was an honest difference of opinion. He opined that the proposed development was exactly what the Town had been looking for for years. He noted that Rhode Island is home to high unemployment and has been noted in surveys as one of the worst places to do business. He added that RI has lost population over the last five (5) years, and that the real Tiverton unemployment figure is around 17%.

Mr. Lambert noted that Ms. Anderson had indicated that a smaller development might be palatable. He asked what was best for Tiverton with regard to revenue generation and job creation, both now and in the long term. He noted that when he moved back to the area he had looked at the Villages at Mount Hope Bay. He noted that the same argument had been made against that development that it wouldn't fit in with the community. Mr. Lambert added that one of the biggest arguments against the Villages was the traffic. He stated that this has not come to be a problem.

Mr. Lambert urged the Planning Board members to use their own judgment and experience and to rely on expert testimony in their decision making.

Thomas Little, 19 Cutter Lane, stated his agreement with Mr. Lambert. He noted that the Villages was building another sixty-five (65) units in the \$600,000 price range. He stated that he had been in real estate for fifty-one (51) years. He opined that this development was a good fit for the location. Mr. Little also noted that there were not rentals available in the \$1500-\$1800 price range, and that he was sure that people would want to live in the development due to its proximity to Newport and Bristol. Mr. Little opined that the impact on the tax base would not be negative, noting that trash collection would be private and there would not be many children impacting schools. He opined that there was enough police and fire department staff, and that the additional revenue would pay for additional equipment needed.

Gayle Lawrence, 108 Long Pasture Way, stated that there had been many worthwhile comments made. She stated that she had lived in Town since 2005. She urged the Board to be careful in the integration of the proposed development into the Town. She wondered how many Town residents would be employed within the development. Ms. Lawrence also inquired about the size of the proposed hotel. The Chairman noted that it was proposed as a three (3) story building containing one hundred (100) guest rooms. Ms. Lawrence asked who would maintain the property or if the property would be flipped. She asked what financial assurances could be made that the predicted tax dollars are realized. She asked if a bond could be required.

Gregory Jones, 161 Highland Road, stated that Tiverton is a great place to live. He noted that many things discussed were similar to the previous New England Development proposal for this property. He noted that

Tiverton already has a gazebo. Mr. Jones opined that it was telling that Phase I would contain a big box. He opined that the other elements of the plan were not viable. He suggested that the Town should obtain an independent impact statement; both fiscal and on traffic. Mr. Jones noted that the signage would be visible and that the other historic houses on Main Road would be lost. He also suggested that the properties on Souza Road would become commercial. He asked how the Town could control this. Mr. Jones stated that the Board should stay true to the Comprehensive Community Plan. He noted that the sole tenant of the Industrial Park (Tiverton Power) generates approximately \$1 million in tax revenue per year with no impact. He opined that the Industrial Park was doing quite well.

Ms. Anderson spoke again, reading again from Mr. Greenwood's email. She stated that her home would be removed from the National Historic Register as a result of the proposed development. She also stated that the Tax Assessor had come to her home ten (10) years ago when she had appealed her tax assessment. She stated that he had told her that if the New England Development project had gone in across the street (Main Road) that the value of her house would be a lot less.

The Chairman asked the applicant if they would like to respond to the audience comments. Mr. Coates addressed the comment regarding maintenance of the development. He stated that they had started Chapel View in 1997 and that the Carpionato Group was not a build and flip or merchant builder. He stated that they would maintain ownership as was their pattern. Mr. Coates stated that the lenders bank the developer, and that they will have "major skin in the game".

Mr. Coates addressed parallels to the previous proposal by New England Development. He stated that there were key differences, since the previous development proposal was for full retail with some municipal uses and the current proposal included office, hotel and residential. He stated that this project would not be the Harbor Mall. He also stated that this would not be big box or a strip center. Mr. Coates noted that Lowe's stores are 160,000 square feet, Walmart Supercenters are 228,000 square feet and Home Depot is 137,000 square feet.

Mr. Coates briefly discussed the Carpionato Group's experience with developing the Crowne Plaza. He stated that he would be happy for the Town to use the [application] funds that had been submitted for review of the fiscal impact. He noted that the tax revenue in Cranston was \$2.5 million and growing. Mr. Coates noted that the Tiverton Crossings project would phase in over a long period of time. He stated that it would be an orderly process. He stated that he had met with many property owners and groups to discuss the proposal. He invited the Planning Board to visit Chapel View.

Mr. Pierik stated that he had been in retail development for thirty-two (32) years. He stated that he represents Alex & Ani and that he has seen many retail developments of all types. He stated that the mixed use amenities would be important to the retail. He added that there are local retailers in the Carpionato Group's projects. Mr. Pierik opined that the Tiverton Crossings project would represent the amenity package that would attract developers to the Industrial Park, with the Town reaping the benefits. He stated that he would be happy to meet with anyone to discuss retail development.

Mr. Moses noted that lighting had been discussed previously and was addressed within the proposed Zoning Ordinance amendment. Mr. Coates stated that lighting specifics would be worked with a consultant and handled through best practices. He opined that the number of Tiverton employees would be high and that retail jobs would be ideal for teenagers and the elderly. He stated that retailers primarily hire local people. He stated that they could work with the tenants to focus on local hiring. Mr. Coates offered to provide statistics from Cranston.

Mr. Coates stated that he was happy to answer questions and with an independent review to be performed at the applicant's expense. He added that he also welcomed State review. Mr. Coates stated that in Cranston at Chapel View the improvements had improved the existing traffic conditions. He stated that traffic was mitigatable and that it would be mitigated. Mr. Coates addressed the retailers, stating that anchored retail would not compete with north Main Road businesses, but would draw in new customers for those businesses. He noted

that currently a lot of retail dollars flow out of Tiverton. He stated that people will shop regardless, and that the proposed traffic would keep them in Tiverton.

Mr. Coates stated that noise would also be factored into the proposed Zoning Ordinance amendment and that they would make sure that it was the same pre- and post- development. He stated that noise could be enforced by the Town. Mr. Coates stated that the applicant had worked hard to minimize the impact on the Historic District. He noted that in Cranston he had attended one hundred-fifteen (115) Historic District Commission meetings regarding Chapel View.

The Chairman asked how moving 1148 Min Road would impact the District. Mr. Coates stated that he would need to look into the issue. Mr. Moses stated that the standards were Federal and that Mr. Greenwood would not make the determination. He stated that the applicant would mitigate as much as possible, but that the Main Road access was important. Mr. Hardy asked if it would be appropriate to ask the RI Historical and Preservation Commission to review the project and provide positive comments with mitigation suggestions. Ms. Moses replied that he would be in agreement with that request.

Patricia Heywood, 21 Souza Road, asked how much blasting of ledge was anticipated. Mr. Coates replied that it had not been quantified and that there would likely be none on Souza Road east of the crest of the hill. He stated that any area of blasting would likely be located on the southwest corner of the property. Ms. Heywood noted that when Route 24 was constructed, her home had sustained damage. The Chairman noted that in other developments, pre-blast surveys were performed to monitor for damage.

The Chairman suggested that a date for continuation-be set. He noted that the High School was available on September 23rd or September 30th. The Board agreed by consensus on September 23rd.

Mr. Hardy made a motion to continue this petition with the Public Informational Meeting to remain open, to September 23, 2014 at 7:00 PM at the same location (Tiverton High School Auditorium). Mr. Saurette seconded the motion. The motion passed unanimously. Mr. Hughes, Mr. Hardy, Ms. Cote, Ms. Eva, Ms. Gill, Ms. Guimond, Mr. Campbell and Mr. Saurette voted in favor of the motion.

2. Tiverton Planning Board

A. Miscellaneous There was no miscellaneous discussion.

B. Adjournment: Mr. Hardy made a motion to adjourn. The motion was seconded by Ms. Guimond. The motion passed unanimously. Mr. Hughes, Mr. Hardy, Ms. Cote, Ms. Eva, Ms. Gill, Ms. Guimond, Mr. Campbell and Mr. Saurette voted in favor of the motion. The meeting adjourned at 10:33 P.M.

(Italicized words represent corrections made on the approved date.)

Submitted by: _____
Kate Michaud, Clerk

Approval Date: DRAFT